

Kentucky Housing Partner



Louisville Multifamily Program Center

Volume 19, No. 3

2009 Housing Management Conference Recap

Another successful Housing Management Conference was held May 19-21, 2009 at the Galt House Hotel & Suites in Louisville, KY. This year's conference included efforts from the Southeastern Affordable Housing Management Association (SAHMA) and Kentucky Housing Corporation (KHC) and the Department of Housing and Urban Development (HUD).

The theme of the 2009 Housing Management Conference was "Housing Safari – Exploring the Housing Jungle" and featured two days of sessions presented by nationally known speakers from within the housing industry. This year's conference brought 722 attendees from the region.



The conference kicked off with outstanding breakout sessions and the fist of a two day track for both Maintenance personnel and service coordinators. Tuesday breakout sessions included topics on resolving resident conflicts presented by Margaret Reis, Professional Mediator, as well as drug and crime awareness information presented by the Lexington Division of Police.

The Keynote speaker on Tuesday was a real treat. Anthony Galie, a hypnotist was able to entertain and amaze the audience as a number of attendees were actually hypnotized on stage. His presentation taught us how to improve our concentration and showed us the power of our subconscious mind. He was fixeny and by the end of the presentation, attendees wanted to scream "SAHMA and ME!"

Major topics of interest to operators of affordable housing were covered on Tuesday. Bonnie Willpon covered both EIV and Occupancy issue of calculation of rent. Rita Gilbert and

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2009 Housing Management Conference Recap

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Mark Chranowski of the Gene Glick Company presented sessions on TRACS 202c and iMax. As always, KHC's session was a popular selection as they discussed management reviews and changes in regulations. Legal issues were discussed with Bob Kuhnle.

Greg Proctor trained on Fair Housing for both Maintenance and Managers. We had a special treat with James Arcara with HUD Washington on REAC for both Managers and Maintenance.

Other sessions gave great training opportunities including "Communicating through the Jungle of Conflict" by Dr. Mary Ashlock, Assistant Professor of Communications at the University of Louisville and Mike Gatton's motivational class "Conquering the Jungle". Also, Trooper Steve Pavey discussed crime and drug prevention and Daria Jakubowski gave a special presentation "All About SAHMA."

Approximately 300 attendees enjoyed our Tuesday evening event at the Muhammad Ali Center. We toured the museum, ate a delicious dinner provided by Jarfi's Bistro and were entertained by the captivating Moha Ensemble West African dance troupe. It was a night of music and dancing that we will remember for years to come!



Wednesday sessions included full day tracks for family, elderly, maintenance and tax credit housing communities. Owner/Agents and Service Coordinators also had a full day of educational sessions. Brett Johnson, FBI Supervisory Special Agent conducted a session on Identity Theft, and the Service Coordinator track featured Angela Zeek, of Legal Aid of the Bluegrass, with a session on Medicare Part D and future changes. The maintenance track attendees learned about how to control bedbugs from Donnie Blake of Okolona Pest Control, and about First Aid and Blood Borne Pathogens from the American Red Cross.



Thursday's closing session featured Byron Crawford, best known for hosting the television show "Side Roads." Byron kept us entertained with the universal humor he finds in everyday living in the state of Kentucky. Byron's goal is "to make people forget about the tensions of everyday work and the things that pull and tug at them." He did that and more with his closing speech.

(Continued on page three.)

Mark Your Calendars for the 2010 Housing Management Conference

May 18-20 at the Galt House in Louisville!





2009 Housing Management Conference Recap

(Continued from page two.)

This year's sponsored charity was the Parkinson Support Center of Kentuckiana (PSCK). This year we raised \$11,810 for PSCK! The funds were raised through bets at the HUD/KHC challenge, a silent auction, sales of an original cookbook with recipes from many Kentucky properties, raffle tickets for a new HVAC system, and a fundraiser at the Franklin Asset Management Company annual meeting. These generous donations will help the organization whose mission is to provide support services that improve the quality of life for the Parkinson's community, promote public awareness, contribute to the local and national efforts to raise funds for support and accelerate the research for a cure. Over 12,000 people in the State of Kentucky have

Parkinson's disease, and we were honored to be able

to help this very worthy cause.



Thanks goes to everyone who had a part in helping make the conference a huge success. A huge Thank You goes out to the 2009 Conference Committee, including conference partners at the HUD Louisville office, KHC and SAHMA.

A Glimpse Into the Mind of Mr. HUD



ing adult beverages (in a responsible way), and meditating on the wonders of the universe and the provision of affordable housing. He was, in

fact, in a deep meditative state recently when he began to be distracted by the persistent buzzing of a gnat or mosquito. At first he concentrated his focus on ignoring the buzzing but finally had to rouse himself from the deepest state of meditation to swat it away. But the pernicious pest would not be successfully swatted and Mr. HUD finally came to complete consciousness (as only Mr. HUD can do)

to discover that it was not a gnat or mosquito but in fact the editor of this periodic

Mr. HUD has been enjoying rag nagging him about some deadline for publicahis usual summer pastime of tion. She even threatened to move him from his basking in the sun and surf of rightful place on the front page to some insignificant his private getaway, consum- drop point in the middle, below the fold. What gall! One can only expect that Mr. HUD's legion of fans will inundate the editor with mail demanding his return to his rightful place if she persists in this affront.

> Meanwhile, Mr. HUD again expresses his thanks and congratulations for yet another successful Housing Management Conference at the Galt House in May. The committee, from SAHMA, KHC and HUD continue to provide great ideas for themes and educational opportunities. Even Mr. HUD was amazed at those who were hypnotized. Perhaps he can get Anthony Galie to work on the editor. The conference was able to raise almost \$12,000

> > (Continued on page eight.)



2009 HOUSING MANAGEMENT CONFERENCE AWARDS

HUD/KHC Awards

Best Curb Appeal: Liberty Manor

110%: Carnaby Square

Best Newsletter: Royal Arms

Most Improved Property: Arbors of Madisonville

Manager of the Year, Elderly: Jody Collins,

Highland Terrace

Manager of the Year, Family: Christy Lumpkins,

Pinecreek & Halls Lane

Manager of the Year, Special Needs: Billy Carter,

Woodgreen

Outstanding Management Co.: Christian Care

Communities

Outstanding Property Supervisor: Joyce Bailey, Beacon

Outstanding Elderly Property: Bowling Green Towers

Outstanding Family Property: Woodside Park

Maintenance Person, Elderly: Danny Dickess,

Unity Square

Maintenance Person, Family: Alan Alexander,

Gainesway Village

Outstanding TRACS/Voucher Processing:

Andrea Johnson, Wallick-Hendy

Resident of the Year: Wilma Criswell,
Beech Valley Manor
(Continued on page five.)

2009 HOUSING MANAGEMENT CONFERENCE AWARDS

(Continued from page four.)

HUD Awards

100% REAC Properties

Kings Daughters, Frankfort Sycamore Terrace, Shelbyville Westwood, Winchester Meadowbrook, Hopkinsville Walnut Hill, Lexington Indian Ridge, Shelbyville

Double 100% REAC Properties

Cambridge Square, Winchester Williamsburg Terrace, Paris

Triple 100% REAC Properties

Gainesway Village, Lexington

Best New Project: Redbanks Regency

Best PRAC 202: McAuley Manor, Lynn Midyett

Best PRAC 811: Russellville Residence, Sherry Duff

Best Risk Sharing: Arbor Place Townhomes

Service Coordinator of the Year: Terri Weber,

Emerson Center

Kentucky Affordable Housing Hall of Fame:

Linda Arnold

Production Award: Ford Phares

The Greening of Kentucky: Brownsboro Park

SAHMA Awards

Drug Free Contest Winners: Grades 2 to 3: James Duncan Grades 4 to 6: Cheyenne Decker

Grades 10 to 12: Kevin Wille Senior Category: Glenda Ownes Grand Prize Winner: Christine Lee

Community Of Quality: Tree Top Apartments, Edmonton









Windows account for 10% to 25% of your heating bill. During the summer, your air conditioner must work harder to cool hot air from sunny windows. Use curtains and shades to give your air conditioner and energy bill a break. When it's time to replace windows, there are some things you need to consider. If existing windows are single-pane, consider replacing them with new double-pane windows with high-performance glass (e.g., low-e or spectrally selective). Consider windows with spectrally selective coatings to reduce heat gain. If your windows are not immediately in need of replacement, there are simpler, less costly measures you can do now to improve their performance.

COLD-CLIMATE WINDOW TIPS

- ♦ You can use a heavy-duty, clear plastic sheet on a frame or tape clear plastic film to the inside of your window frames during the cold winter months. Remember, the plastic must be sealed tightly to the frame to help reduce infiltration.
 - Install tight-fitting, insulating window shades on windows that feel drafty after weatherizing.
 - ◆Close your curtains and shades at night; open them during the day.
 - Keep windows on the south side of your house clean to let in the winter sun.
 - ♦ Install exterior or interior storm windows; storm windows can reduce heat loss through the windows by 25% to 50%. Storm windows should have weather-stripping at all movable joints; be made of strong, durable materials; and have interlocking or overlapping joints. Low-e storm windows save even more energy.
 - Repair and weatherize your current storm windows, if necessary.

WARM-CLIMATE WINDOW TIPS

- ♦ Install white window shades, drapes, or blinds to reflect heat away from the house.
- ◆Close curtains on south- and west-facing windows during the day.
- ◆ Apply sun-control or other reflective films on south-facing windows to reduce solar gain.

LONG-TERM SAVINGS TIP

- ♦ Installing, high-performance windows will improve energy performance. While it may take many years for new windows to pay off in energy savings, the benefits of added comfort and improved aesthetics and functionality may make the investment worth it to you. Many window technologies are available that are worth considering. ▶
- ◆ Efficient windows may have two or more panes of glass, warm-edge spacers between the window panes, improved framing materials, and low-e coating(s) which are microscopically thin coatings that help keep heat inside during the winter and outside during the summer.

(Continued on page seven.



2009 MANAGEMENT FEE YIELDS

As many of you probably already know, the 2009 management fee yields were calculated and became effective on May 1, 2009. The acceptable range went up significantly this year rising to \$44 per unit per month (PUPM), an increase of \$7 from last year's \$37 PUPM. **The acceptable range is \$30 PUPM to \$44 PUPM.**

Each HUD office must review and update (if necessary) the management fee yields every two years. If not, they will automatically be adjusted by the services Consumer Price Index (CPI) for the total of the two years.

The first step is data collection to find an acceptable range. Types of projects that we use in our calculation of the acceptable range include elderly and family properties, profit-motivated and limited distribution properties, and properties with 15 to 251 units. We try to take into account many different types of properties. The next step is to calculate the fee yield, and the last step is to determine the acceptable range. This range was calculated a little differently this year, which is one of the reasons why the top-end of the range was much higher.

The official memo signed by Director, Jane Charida, dated April 29, 2009 was sent out to the industry via e-mail on April 30, 2009. If you did not receive the e-mail with the memo attached, please send an e-mail to Jessica.Carlson@HUD.gov and we will forward it to you.

DON'T THROW AWAY YOUR HARD-EARNED MONEY BECAUSE OF YOUR WINDOWS

(Continued from page six.)

SHOPPING TIPS FOR WINDOWS

- Look for the ENERGY STAR label.
- Check with local utilities to see what rebates or other financial incentives are available for window replacement.
- High-performance windows have at least two panes of glass and a low-e (low emissivity) coating.
- Remember, the lower the U-factor, the better the insulation. In colder climates, focus on finding a low U-factor.
- Low solar heat gain coefficients (SHGCs) reduce heat gains In warm climates, look for a low SHGC.
- In temperate climates with both heating and cooling seasons, select windows with both low U-factors and low SHGCs to maximize energy savings.
- ◆ Look for whole-unit U-factors and SHGCs, rather than center-ofglass, or COG, U-factors and SHGCs. Whole-unit numbers more accurately reflect the energy performance of the entire product.
- Have your windows installed by trained professionals. Be sure they're installed according to manufacturer's instructions; otherwise, your warranty may be void.



A Glimpse Into the Mind of Mr. HUD

(Continued from page three.)

HUD was most impressed by the MR. HUD bust by Larry House that was sold in the silent auction. He was disap-



pointed that it didn't sell for more. He suspects that others were scared off by Jane Charida the high bidder. He understands that the bust occupies a place of honor just outside Ms. Charida's office next to the Affordable Housing Hall of Fame plaque.

for the Parkinson Support Center of Kentuckiana. Mr. Mr. HUD's Fans should keep an eye out for any new changes at the Department of HUD. As described elsewhere in this newsletter, the new Deputy for Multifamily Housing has taken her office. The new Federal Housing Commissioner was recently confirmed and has taken office as well. There are rumors about personnel changes at the Headquarters level that may very well have a ripple effect out into the rest of the country. More about this perhaps in a future issue.

> Mr. HUD will of course be ever vigilant in his pursuit of the facts and the return to his rightful place on the front page. Send those cards and letters to the editor.



Grand Opening of Neighborhood Networks Computerized Learning Center at Community Towers Apartments

Community Towers Apartments is a Section 202, elderly high-rise apartment community that recently renovated their basement community room to include a kitchen, large meeting area complete with a large screen television, game/exercise room, and a computer learning center. Their mission is to "provide the residents of Community Towers access to email and all the informational tools the world-wide-web has to offer with reliable computer technology and training."

The center was recognized in April 2009, as a Neighborhood Networks Computerized Learning Center. The center has two computers, a color printer, and internet service. Center partners, TESCO Properties, Inc. and the Hughlett Temple AME Zion Church provide funding and volunteer support to the Center. Ms. Ella Scott, Assistant Manager at the property, devotes her personal time to the Center by conducting classes which include: basic Windows, internet usage, letter writing, and email. Games are also enjoyed by many of the residents there.

Neighborhood Networks in senior housing provides the ability to communicate in the computerized world, a



means for research and communication through the use of the internet, a source of communication with out of town family and friends, and a resource for learning basic computer skills. There are currently 30 Neighborhood Networks Computerized Learning Centers in the Commonwealth of Kentucky. If you would like additional information as to how you can start a Center at your property, please contact Janice Page, Neighborhood Networks Coordinator, at 502-618-8142, or by email at: Janice.S.Page@HUD.gov.

New Guidance on Management Reviews

Chapter 6 of the 4350.1 has been updated. Implementation of Chapter 6, the chapter which describes the process HUD and Contract Administrators take in reviewing properties, will be effective September 29, 2009. Of the changes made, the one most evident is the numerical scoring.

HUD and CAs will continue to assess the same seven categories which include: A. General Appearance and Security: B. Follow-up and Monitoring of Project Inspections; C. Maintenance and Standard Operating Procedures; D. Financial Management/Procurement; E. Leasing and Occupancy; F. Tenant/Management Relations; and G. General Management Practices. In the summary report sent to owners and agents, there are ratings given to each of these seven categories. In addition to these separate ratings, there is also an overall rating that is given. The performance indicator names have not changed, but they have been given numerical values. The ratings are as follows: Superior (90-100); Above Average (80-89); Satisfactory (70-79); Below Average (60-69); and Unsatisfactory (59 and below).

The numerical values given to each of the seven categories are used in determining the overall rating. After the review, the reviewing official will determine the appropriate rating for each of the seven categories (Superior, Above Average, Satisfactory, Below Average, and Unsatisfactory). Each of the seven categories contains rated questions from the management review. These categories in conjunction with the rated questions have been given a maximum numerical weight. The Maximum Numerical Weights are as follows: A. General Appearance and Security (10); B. Follow-up and Monitoring of Project Inspections (20); C. Maintenance and Standard Operating Procedures (10); D. Financial Management/Procurement (20); E. Leasing and Occupancy (20); F. Tenant/Management Relations (10); and G. General Management Practices (10).

After the reviewing official has determined the appropriate rating, they must then determine the category weight value for each category. The reviewing official will take the maximum numerical weight of a category, subtract the appropriate value for the rating earned, divide this number (category weight) by the maximum numerical weight, and multiply the result by 100.

For categories with a maximum numerical weight of 20

Subtract 0 for Superior

Subtract 4 for Above Average

Subtract 6 for Satisfactory

Subtract 8 for Below Average

Subtract 20 for Unsatisfactory

For categories with a maximum numerical weight of 10

Subtract 0 for Superior

Subtract 2 for Above Average

Subtract 3 for Satisfactory

Subtract 4 for Below Average

Subtract 10 for Unsatisfactory

To determine overall ratings, the reviewing official will add all weighted category weights, divide by the number of categories rated, and round up to the nearest number. Using the numerical ratings assigned to the categories mentioned above, the overall rating will be given. Not all categories will be rated during a review performed by Kentucky Housing Corporation. The same process for determining the numerical values will be used. However, when determining the overall rating, KHC will only divide by the number of categories assessed.

To review 4350.1 REV-1 CHG-2 Chapter 6 in full please visit: http://www.hud.gov/offices/adm/hudclips/handbooks/hsgh/4350.1/43501c6HSGH.pdf. If you have questions, please feel free to contact your project manager,

Grand Openings and Groundbreakings



Grand Opening Ceremony; From Left: Bishop Mark; Father Atty: Jenifer Frommeyer.

HUD recently joined Dreams with Wings, Inc. and St. Michael's Antiochian Orthodox Church at their grand opening ceremony adding eight apartments for very low-income persons with mental retardation to Louisville's affordable housing market. Building Dreams is almost complete and residents will be moving in soon thanks to HUD's Section 811 Supportive Housing for Persons with Disabilities Capital Advance Program along with the help and support of many dedicated partners like Dreams with Wings, St. Michael's Church, Elder Construction, Phares Consulting, and Hughes Architecture.

The capital advance in the amount of \$693,700 remains interest-free and does not need to be repaid as long as the housing remains available to very low-income persons with disabilities for at least 40 years. Building Dreams is a stellar example of Kentucky's affordable housing

community working together to develop this much needed housing. Additional development funds in the amount of \$426,995 were provided by Louisville Metro's HOME Investment Partnership Program.

The residents will not be required to pay more than 30 percent of their income toward their housing expense. These low rents are made possible through HUD's agreement to provide Project Rental Assistance of up to \$28,700 annually to supplement the rental income received from the residents.



Grand Opening Ceremony: Friends and Family Gather to help celebrate!

We are proud to welcome this new community to Kentucky. Congratulations to Dreams with Wings, Inc., St. Michael's Antiochian Orthodox Church, and to the future residents of Building Dreams! For information about Dreams with Wings, Inc. and their programs and services, please visit their website at http://www.dreamswithwings.org/.



HUD also recently joined the Pike County Affordable Housing Development Corporation, Inc. to celebrate the groundbreaking of Elkhorn City III in Elkhorn City, Kentucky. This community is being developed under HUD's Section 202 Supportive Housing for the Elderly Program with an interest-free capital advance in the amount of over \$1.8 million dollars. The building will feature 16 one-bedroom units for very low-income seniors. Construction is scheduled to be complete in the fall of 2010.



Service Coordinator Notes

- ♦ Summer 2009...Looks like it is going to be a hot one! Older adults are particularly at risk for developing heat-related illnesses because the ability to adequately respond to summer heat can become less efficient with age. For a free copy of the National Institute on Aging Age Page on hyperthermia in English or in Spanish, go to www.nia.nih.gov/HealthInformation/Publications/hyperthermia.htm. This document has a lot of good information on heat related conditions and may be useful to the seniors in your communities.
- ◆Extension funding is available for existing SC programs. Requests for extensions should be submitted at least 120 days prior the expiration. For more information on the 2009 extension process go to http://www.hud.gov/offices/hsg/mfh/scp/resources.cfm.
- ♦ It looks like there will be a Notice of Funding Availability (NOFA) sometime in the upcoming months for new Service Coordinator Programs. If interested, you may want to visit www.grants.gov and sign up for grant updates.
- ♦ We had very successful Housing Management Conference in May. The two-day Service Coordinator Track was well attended and informative. Service Coordinators are encouraged to volunteer for the 2010 HMC Committee and help plan a great event!
- ♦ Congratulations to Charlotte Potter, Service Coordinator at Sayre Christian Village Apartments on passing the examination for the Professional Service Coordinator Certificate Program through the American Association of Service Coordinators.
- ♦ The Kentucky Association of Service Coordinators quarterly meeting will be held on Thursday, August 20, 2009, at the Shepherd of the Valley Apartments in LaGrange, Kentucky. For more information contact Cindy Dunaway, Service Coordinator, at 502-222-7938.
- ◆The American Association of Service Coordinators 10th Annual Conference will be held in Chicago, Illinois, on September 20-23, 2009. For more information visit: www.servicecoordinator.org.

Have a Fun and Safe Summer!



Need help locating rental housing? Check out these resources:

KHC Rental Housing Directory
http://www.kyhousing.org/uploadedFiles/Rental Assistance/AssistedRentalHousingReport.pdf

HUD Subsidized Apartment Search http://www.hud.gov/apps/section8/index.cfm

APPS MADE EASY

The Active Partner Participation System (APPS) is the means by which our industry partners show their history of ownership and management activities in HUD associated properties. The Active Partner Participation System allows the Department to track, not only the level of involvement, but also the successes and challenges for particular participants. The system depends on the timely updating of the information in the system by the ownership/management team and by local HUD project managers (PMs) and leaders. The information concerning previous participation may be submitted and updated using the paper HUD Form 2530 or the APPS, however, we strongly recommend electronic submissions to avoid process and approval delays associated with: 1) Submission loss, 2) Mail delays, 3) Separation of a paper document package, and 4) Delays due to incomplete and/or erroneous paper docu-

Below are the "Top Ten Reasons to Submit Previous Participations Electronically"

- 1. Paper submissions containing personal entity (social security numbers) and individual data, whereas, the APPS data is encrypted to assure privacy, and access to the system is controlled.
- 2. Authorized personnel can track APPS submissions on line thru the entire review process; you know who is responsible to review each submission and how long they have had the submission on their desk.
- 3 APPS staff will assist with initial ID and password issues if the Office of Public and Indian Housing Real Estate Assessment Center fails to deliver access codes and approvals in promised time periods.
- 4. The initial (baseline) data input to APPS is identical to what is required in the pa-

- per submission, except the inputs are stored for each participant behind HUD's secure firewall and protected from unauthorized access.
- 5. APPS controls for the most common errors and omissions, significantly reducing the risk that a submission will be returned unprocessed. If discovered in a paper submission, such a fault requires a restart of the entire process could add a week or more to the process. If there are errors and omissions in an APPS submission, the issues can be corrected on-line and overnight in most cases.
- 6. APPS provides up-to-date data on last management review and inspection reports to persons authorized by the participants, making initial set up of APPS baseline data that much easier to check or load (many times only a simple checkbox entry is required to update the participant records).
- 7. All noncompliance issues (flags) and previous participation data is securely stored and available for review/updates 24/7.
- 8. APPS has a built-in Help assist on each input and report screen.
- 9. There is access to routine and technical help by phone or email 5 days a week from 8AM to 8PM EST.
- 10. Future previous participation submissions and updating records takes only minutes to complete and send to HUD, once they have already been set up in APPS.

At the moment, the method of previous participation submissions remains to be in the hands of the participants, however, the option to submit paper versions may soon be a thing of the past.

Did you know the HUD model lease is available in Spanish?

You can make your property a more inclusive and caring community by downloading the HUD model lease in Spanish from the HUD website!

http://www.hud.gov/offices/hsg/mfh/gendocs/modelleases_sv.pdf















HUD Income Limits Effective March 19, 2009

The Department is pleased to inform you that HUD has released HUD's FY2009 Median Family Income estimates and associated income limits data via the Office of Policy Development and Research's website found at www.huduser.org.

The FY2009 median family income estimates include several changes from previous years. The highlights include the incorporation of newly released ACS three-year estimates covering 2005 – 2007, the elimination of the reliance upon BLS data in the smallest areas and the incorporation of OMB area changes first implemented with HUD's release of FY2009 Fair Market Rents.

Also new for FY2009, HUD has developed a new website and tables of information specifically for users interested in obtaining data for use with Internal Revenue Code Section 42 Low-Income Housing Tax Credit projects and Section 142 projects financed with private activity bonds. Projects in these 2 categories are now referred to by HUD as Multifamily Tax Subsidy Projects

(MTSPs). Documentation and data can be found at www.huduser.org/datasets/ mtsp.html.

Furthermore, HUD has developed an interactive documentation system for these data which will allow the user to select any area of the county and receive a summary of the appropriate income limits and maximum rental rates for these areas. Links from the summary page will show exactly how the data were derived. This system can be accessed directly at www.huduser.org/ datasets/il/index_mtsp.html.

Users interested in HUD's Section 8 income limits or users looking for income limits associated with IRC section 143 projects should visit http://www.huduser.org/datasets/il/il09/index.html. The updated FY2009 documentation system for these data can be accessed directly at http://www.huduser.org/datasets/il/index_il2009.html.

Do you know someone that would benefit from our newsletter, but isn't currently receiving it?

Email their contact information to Susan.L.Siewert@HUD.gov















It's Not Easy Being Green, But It Can Be Profitable

Green Retrofit Program for Multifamily Housing (GRP)

Grants and loans are available through HUD's Office of Affordable Housing Preservation (OAHP) for eligible property owners to make energy and green retrofit investments in the property, to ensure the

maintenance and preservation of the property, the continued operation and maintenance of energy efficiency technologies, and the timely expenditure of funds. Physical and financial analyses of the properties will be conducted to determine the size of each grant and loan. Incentives will be made available to participating owners. The terms of the grants or loans will include continued affordability agreements. Grant and loan funds must be spent by the receiving property owner within two years and will be available on a first come, first served basis. Full details of how to apply, and grant and loan terms are published in HUD Housing Notice H 09-02. Also refer to:

http://portal.hud.gov/portal/page? pageid=153,7940934& dad=portal& schema=PORTAL or: www.hud.gov/recovery

Eligible properties for the Green Retrofit Grant or Loan are:

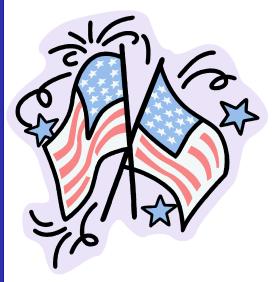
- Owners of Section 202 projects,
- Owners of Section 811 projects, and
- Nonprofit owners of other projects with tenant paid utilities for at least heat and lights.

All other owners of eligible projects may only be eligible for Green Retrofit Loans.

To be eligible, a property MUST HAVE at least the following number of multifamily units:

- 32 units for Section 202 projects,
- 8 units for Section 811 projects,
- 20 units for Section 8 projects with USDA Section 515 loans, and
- 72 units for all other project-based Section 8 projects.





Social Sarah Fixes A Sticky Mess!

I have the best tip to share with you. One of my best of friends told me the other day that she had gotten gum stuck on her brand new western shirt. It was the one with the pretty pearl buttons and the blue rose embroidered on the pocket. She was planning to wear it to the square dance this coming Friday night. She was so upset; I thought she was going to cry.

We quickly searched the internet for a remedy and found one that worked marvelously. All we did was apply peanut butter (the smooth kind) to the spot. When we scraped off the peanut butter the gum came right off with it! Then we used a liquid stain re-

mover (like Spray and Wash or Shout) to the area to remove the grease left behind by the peanut butter. After washing the shirt as directed by the label, we were pleased to find the gum and the stain was completely gone! She is going to be the belle of the ball in that beautiful shirt Friday night!

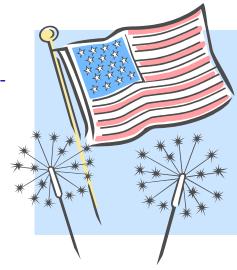
If you have a tip that you would like to share, please send it in to the Kentucky Partner editor and she will make sure that I receive it. I just love sharing helpful information!

See ya!

Social Sarah

Congratulations to Janet Estey!!

Effective July 19, 2009, Janet Estey has been promoted to Senior Project Manager for Troubled Properties. Janet started her career with HUD in the multifamily department as a financial analyst in April, 1989, after previously working in the hotel industry as an internal auditor and financial accountant. In September 1990, she became a project manager. In September 1992, she truly married HUD when she married Vern Estey, a HUD public housing employee. Congratulations Janet! We know you'll do a great job!!



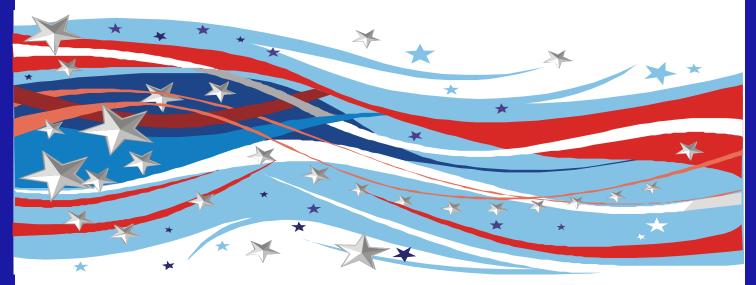
HUD Welcomes Carol Galante, New HUD Deputy Assistant Secretary

On March 17, 2009, Shaun Donovan, secretary of the U.S. Department of Housing and Urban Development (HUD) announced that President Barack Obama appointed Carol Galante as Deputy Assistant Secretary for HUD multifamily housing programs. As Deputy Assistant Secretary, Ms. Galante will be responsible for HUD's financing support for the development and



preservation of privately-owned rental housing. She will also be vital to several new initiatives that promote sustainable development.

Ms. Galante joined BRIDGE as vice president in 1987 and handled real estate activities before she took over as president in 1996. As president, Ms. Galante was responsible for the overall direction of BRIDGE, including real estate development, property and asset management, and corporate administration, as well as its major affiliates. Prior to her tenure at BRIDGE, Ms. Galante was the Executive Director of Eden Housing, Inc., where she developed affordable homes and formed a property management subsidiary. She has also worked for the cities of Santa Barbara, Richmond and Philadelphia.



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